

BOARD OF APPEAL REFERRALS

APRIL 30, 1981

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APRIL 30, 1981

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MEMORANDUM

April 30, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/5/81

Z-5139
C F (Massachusetts) Inc.
Offstreet Service Corp (Lessee)
156-158 High Street, Boston
at Oliver Street

Parking Lot.

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Continue use of premises - parking
60 vehicles for fee.

Violation(s):
Section

Required

Proposed

8-7. Parking lot is conditional in restricted
parking district.

Conditional use expired December 31, 1980. Staff has no objection
to granting additional two years. Recommend approval with proviso.

VOTED: In reference to Petition Z-5139, brought by
C F (Massachusetts) Inc. 156-158 High Street,
Boston, for a conditional use to extend use of
premises for parking sixty vehicles for fee in
a General Business (B-10) District, the Boston
Redevelopment Authority recommends approval with
the following proviso: that the use terminate
December 31, 1982.

156-158 HIGH ST.

(b) (5) DPP

Board of Appeal Referrals 4/30/81

Hearing: 5/5/81

Gas service station.

Z-5141
William L. Dekarski
1742-1748 Dorchester Ave.,
Dorchester
at Semont Road

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy to gas service station
and auto repair.

Violation(s):

Section

Required

Proposed

- 8-7. Change in pre-existing conditional use requires Board of Appeal hearing.
- 8-7. Auto repair outside of building is forbidden in an L-1 District.

Petitioner has operated facility for over 35 years. However the number of cars parked on the lot and street has been a concern. Abutters and Little City Hall are opposed to repairs performed outside of building. Recommend denial as submitted.

VOTED: In reference to Petition Z-5141, brought by William L. Dekarski, 1742-1748 Dorchester Ave., Dorchester, for a conditional use and a forbidden use to change occupancy from gas service station to gas service station and auto repair in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial as submitted. The number of cars parked on the lot and street has been a concern. Abutters and Little City Hall are opposed to repairs performed outside of building.



2-5141

1742-48 DORCHESTER AVE
(DOR.)

Board of Appeal Referrals 4/30/81

Z-5142-5144
Graham Gund
490-492 Beacon Street,
Boston
at Massachusetts Avenue

Hearing: 5/5/81.

Fire damaged former church structures.

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Combine lots; renovate existing structure and
erect a seven-story structure for total 50
apartment units.

Violation(s):

Section

Required

Proposed

16-1. Height of building is excessive.

15-1. Floor area ratio is excessive.

The Mount Vernon Church of Boston suffered a fire in July, 1978. This proposal would incorporate renovation of existing building shell, belltower and church walls with new construction for 50 unit residential development. Plans have been extensively reviewed by neighborhood and Back Bay Architectural Commission. Recommend approval.

VOTED: In reference to Petitions Z-5142-5144, brought by Graham Gund, 490-492 Beacon Street, Boston, for six variances to combine lots, renovate existing structure and erect a seven-story structure for total 50 apartment units in an Apartment (H-3-65) District, the Boston Redevelopment Authority recommends approval. Density is consistent with general residential area. Plans have been extensively reviewed by neighborhood and Back Bay Architectural Commission.

✓
Carlos

Z 142-44
490-492 BEACON ST.
(B.P.)

Map details include:
- Streets: BEACON STREET, MASSACHUSETTS, HEREFORD, RYAN, CHARLES GATE, MARLBOROUGH, AVENUE, STREET, COMMONWEALTH.
- Landmarks: BRIDGE, CYCLE & FOOT PATH, JAS J STORON, PARKING, EAST, BACK, DRIVE, WALL, BAY, FENS, DRIVE.
- A large shaded rectangular area is located on the right side of Beacon Street, between Hereford and Ryan streets.

Board of Appeal Referrals

4/30/81

Hearing: 5/12/81

Eight-story structure.

Z-5149
Boylston Street Trust
753-757 Boylston St., Boston
near Fairfield Street

155

District(s): apartment _____ general business B-10- industrial _____
residential _____ local business _____ " waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from stores, offices &
restaurant to stores, offices and arcade.

Violation(s):
Section

Required

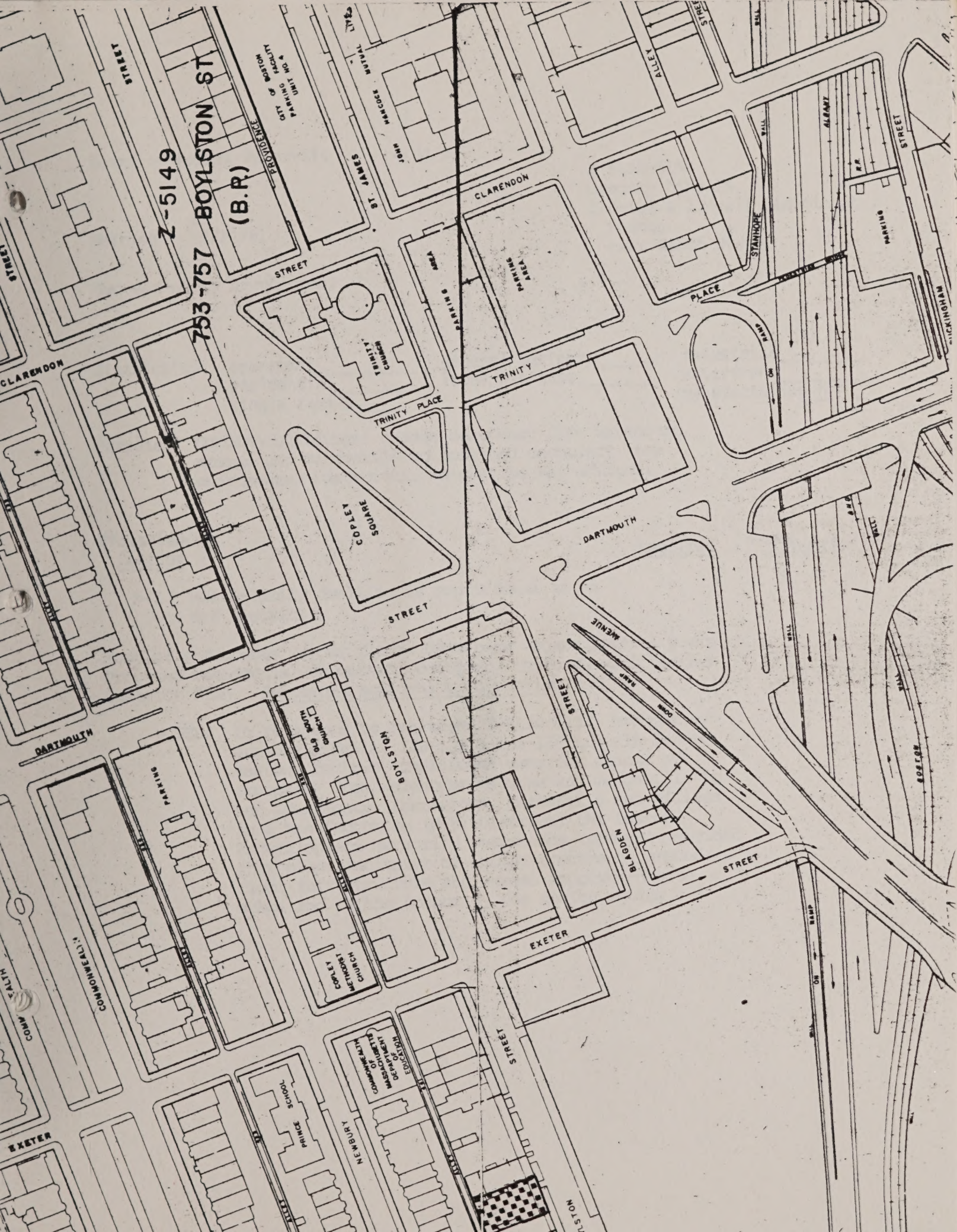
Proposed

8-7. Arcade is conditional in a B-10-155 District.

8-6. Change in pre-existing conditional use requires
Board of Appeal hearing.

Site is inappropriate. Proposed basement level arcade is contrary
to community efforts to improve retail quality of upper Boylston
Street. Recommend. denial.

VOTED: In reference to Petition Z-5149, brought by
Boylston Street Trust, 753-757 Boylston Street,
Boston, for two conditional uses for change of
occupancy from stores, offices and restaurant
to stores, offices and arcade in a General
Business (B-10-155) District, the Boston
Redevelopment Authority recommends denial.
Site is inappropriate. Proposed basement
level arcade is contrary to community efforts
to improve retail quality of upper Boylston
Street.



Z-5149

753-757 BOYLSTON ST
(B.R.)

NEWBURY
COPLEY LIBRARY
COPLEY CHURCH
COPLEY MUSEUM

CLARENDON

TRINITY

DARTMOUTH

EXETER

BLAGEN

STREET

STREET

STREET

WICKINGHAM

ALBANY

STANFORD

PLACE

TRINITY PLACE

COPLEY SQUARE

STREET

BOYLSTON

DARTMOUTH

PARKING

COMMONWEALTH

EXETER

PRINCE

STREET

BOYLSTON

Board of Appeal Referrals 4/30/81

Z-5150-5152
 Gregory DiBella
 130-132 & 134-136 Lincoln St.,
 Boston
 near Beach Street

Hearing: 5/12/81

Two six-story structures.

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing <u>M-8</u>

Purpose: Combine buildings; change occupancy from warehouse, stores and mercantile to combined occupancy ten apartments, restaurant, mercantile and offices.

Violation(s):

Section

Required

Proposed

8-7. Multi-family dwelling is conditional in an M-8 District.

Most of structures' upper floors have been vacant several years. Proposed residential-commercial occupancy conforms with Leather District Plan. Recommend approval with proviso.

VOTED: In reference to Petitions Z-5150-5152, brought by Gregory DiBella, 130-132 & 134-136 Lincoln Street, Boston, for two conditional uses for change of occupancy from warehouse, stores and mercantile to ten apartments, restaurant, mercantile and offices in a Manufacturing (M-8) District, the Boston Redevelopment Authority recommends approval provided that plans, inclusive of facade treatment, ground floor infrastructure and egress improvements be submitted to the Authority for design review.



Z-5150-52
130-32 & 134-36 LINCOLN ST.
(B. P.)

Board of Appeal Referrals 4/30/81

Z-5156
Jean DeCristoforo
201A-201 Salem St., Boston
near Charter St.

Hearing: 5/12/81

Five-story structure.

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from four apartments and store to six apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Dwelling converted for more families which does not meet the requirement for open space is forbidden in an H-3 District.

17-1. Open space is insufficient.

Occupancy existing since 1979, is consistent with neighborhood residential density. Recommend approval.

VOTED: In reference to Petition Z-5156, brought by Jean DeCristoforo, 201A-201 Salem Street, Boston, for a forbidden use and variance for change of occupancy from four apartments and store to six apartments in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval. Occupancy existing since 1979 is consistent with neighborhood residential density.



Z-5156
201-201A SALEM ST
(B.P.)

Board of Appeal Referrals 4/30/81

Hearing: 5/5/81.

Three-story duplex structure.

Z-5157-5158
 Curto Trust Fund Inc.
 46-48 White Street,
 East Boston
 near Meridian Street

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy of two structures from three
 apartment dwellings to two lodging houses each
 for 17 lodgers.

Violation(s):

SectionRequiredProposed

- 8-7. Lodging house is conditional in an R-.8 District.
 8-7. Dwelling converted for more families which does not
 meet the requirements. Lot area is forbidden in an
 R-.8 District.
 14-2 Lot area is insufficient.

Lodging houses, including two halfway houses for former alcoholics
 and a drug rehabilitation clinic presently exist on White Street.
 Proposed lodging facility would be excessive, detrimental to the
 family residential character of the neighborhood, and does not comply
 with requirements for conditional use. Substantial opposition existing.
Recommend denial.

VOTED: In reference to Petitions Z-5157-5158, brought
 by Curto Trust Fund Inc., 46-48 White Street,
 East Boston, for two conditional uses, two forbidden
 use and two variances for change of occupancy of two
 structures from two three-apartment dwellings to two
 lodging houses in a Residential (R-.8) District, the
 Boston Redevelopment Authority recommends denial.
 Lodging houses including two halfway houses for
 former alcoholics and a drug rehabilitation clinic
 presently exist on White Street. Proposed lodging
 facility would be excessive, detrimental to the
 family residential character of the neighborhood
 and does not comply with requirements for conditional
 use. Substantial opposition existing.



Z-5157-58
46-48 WHITE ST.
(E.B.)

Board of Appeal Referrals 4/30/81

Z-5159

Michael Realty Trust

73-79 State & 2-6 Kilby Sts.
Boston

Hearing: 5/5/81.

Parking Lot.

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Extend use of premises - parking 19
vehicles for fee.

Violation(s):

SectionRequiredProposed

6-1. Variance with previous Board of Appeal decision.

In 1975 and 1979 Board of Appeal with Authority concurrence granted conditional uses for operation of this small lot (3704 square feet). Current use expired April 1. Staff has no objection to additional two years. Recommend approval with proviso.

VOTED: In reference to Petition Z-5159, brought by Michael Realty Trust, 73-79 State & 2-6 Kilby Sts., Boston, for a variance to extend use of parking lot for fee in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval with proviso that use be allowed to continue for two years.



Z-5159
73-79 STATE ST.
2-6 KILBY ST.
(B.R.)

Board of Appeal Referrals 4/30/81

Hearing: 5/19/81

One-story structure.

Z-5160
Anthony Burgess
646-648 Washington St.
Dorchester
near Lithgow St.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from ten car repair shop garage to
ten car repair shop garage and indoor sale of second
hand motor vehicles.

Violation(s):
Section

Required Proposed

8-7. Indoor sale of motor vehicles is forbidden
in an L-1 District.

Proposed sale of used cars within existing auto facility
will not have an adverse effect on the Local Business area.
Community, abutters and Little City Hall indicate support.
Recommend approval.

VOTED: In reference to Petition Z-5160,
brought by Anthony Burgess, 646-
648 Washington St., Dorchester, for
change of occupancy from ten car
repair shop garage to ten car repair
shop garage and indoor sale of second
hand motor vehicles in a Local Business
(L-1) District, the Boston Redevelopment
Authority recommends approval with proviso:
that no more than three vehicles be offered
for sale at any time.



Z-5160

PLAYGROUND 646-648 WASHINGTON ST.
(DOR.)

Board of Appeal Referrals

4/30/81

Z-5161-5163

Joan S. Nardone, Trustee

12-14-16 Greenough Lane, Boston
near Charter Street

Hearing: 5/5/81.

Three row structures.

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Combine lots; change occupancy of three structures; three to six, three to eight, three to nine apartments respectively; erect three 1 1/2 story additions.

Violation(s):

SectionRequiredProposed

8-7. Dwelling converted for more families which does not meet the open space, floor area ratio, off street parking requirements is forbidden in an H-3 District.

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

23-1. Off-street parking is insufficient.

Proposed density is excessive and will intensify congested curb parking on the narrow streets in this high density neighborhood. Additions could adversely affect adjacent buildings on Henschman Street by impairing light and air. A reduced proposal should be submitted. Recommend denial without prejudice.

VOTED: In reference to Petitions Z-5161-5163, brought by Joan S. Nardone, Trustee, 12-14-16 Greenough Lane, Boston, for three forbidden uses and nine variances to combine lots, change occupancy of three structures and erect three 1 1/2 story additions in an Apartment (H-3) District, the Boston Redevelopment Authority recommends denial without prejudice. Proposed density is excessive and will intensify congested curb parking on the narrow streets in this high density neighborhood. Additions could adversely affect adjacent buildings on Henschman Street by impairing light and air. A reduced proposal should be submitted.



Board of Appeal Referrals 4/30/81

Z-5164

William J. Norton

465 Talbot Avenue, Dorchester
at Alban Street

Hearing: 5/12/81

Gas service station.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Use vacant portion of premises for display and sale of used cars.

Violation(s):

Section

Required

Proposed

8-7. Outdoor sale or display of used cars is forbidden in R-.5 and L-1 Districts.

Proposal to sell six used cars is undesirable. Noise and congestion generated by additional activity would have a detrimental impact on the adjacent residential neighborhood. Abutters are opposed.

Recommend denial.

VOTED: In reference to Petition Z-5164, brought by William J. Norton, 465 Talbot Avenue, Dorchester, for a forbidden use to use premises for outdoor display and sale of used cars in Residential (R-.5) - Local Business (L-1) Districts, the Boston Redevelopment Authority recommends denial. Proposed sale of six used cars is undesirable. Noise and congestion generated by additional activity would have a detrimental impact on the adjacent residential neighborhood.



SANTUIT STREET
ROSE AND STREET

A (COVERED UNDERGROUND)

J. L. CRONIN
PLAYGROUND

WAINWRIGHT STREET

STREET

WALTON STREET

GRACE

SECOND CHURCH
DORCHESTER

CENTRE

GIRLS' LATIN
HIGH SCHOOL

TALBOT

STREET

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Board of Appeal Referrals

4/30/81

Z-5166

John E. Conway

20-22A Myrtle St., Boston

near Joy St.

Hearing: 5/12/81.

One-story structure.

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from store to barber shop.

Violation(s):

SectionRequiredProposed

8-7. Barber shop is forbidden in H-2-65 District.

9-2. Change in a nonconforming use requires Board of Appeal hearing.

Barber shop is compatible with Residential-Local business character of the immediate area. Beacon Hill Civic Association has no opposition.
Recommend approval.

VOTED: In reference to Petition Z-5166, brought by John E. Conway, 20-22A Myrtle Street, Boston, for a forbidden use and change in nonconforming use for change of occupancy from store to barber shop in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval. Barber shop is compatible with Residential-Local business character of the immediate area.



Z-5166

20-22A MYRTLE ST.
(B.P.)

POND

MONUMENT

BEACON

Map labels include: STREET, JOY, COURT, SMITH, RUSSELL, GARDEN, ANDERSON, GROVE, WEST, CHARLES, MYRTLE, GROVE SQUARE, CEDAR, LOUISBURG SQUARE, WALNUT, SPRUCE, BRANCH, RIVER, VERNON, and others. Building footprints are shown with lot numbers and street names.

Board of Appeal Referrals

4/30/81

Z-5168

Donald P. Brickley

47 Lawley St., Dorchester

near Water St.

Hearing: 5/19/81.

Three-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from one to two family dwelling.

Violation(s):

SectionRequiredProposed

8-7. Dwelling converted for more families which meets
at least one half of the lot area requirements
is conditional in an R-.5 District.

14-2. Lot area is insufficient.

Existing 2-family occupancy of many years is consistent with
surrounding properties and neighborhood. No opposition.

Recommend approval.

VOTED: In reference to Petition Z-5168, brought
by Donald P. Brickley, 47 Lawley St.,
Dorchester, for a conditional use and
variance for change of occupancy from
one to two family dwelling in a Residential
(R-.5) District, the Boston Redevelopment
Authority recommends approval. Existing
two family occupancy of many years is
consistent with surrounding properties and
neighborhood.



Z-5168
47 LAWLEY ST
(DOR.)

Board of Appeal Referrals 4/30/81

Hearing: 5/5/81

Two-story structure.

Z-5169
John J. Bethoney
100 (Rear) Allandale St.
Jamaica Plain
near Elwell Road

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 manufacturing _____

Purpose: Erect one-story structure: Equestrian stable for 16 horses and riding area.

Violation(s):
Section Required Proposed

8-7. Equestrian school is forbidden in an S-.3 District.

20-1. Rear yard is insufficient.

Equestrian facility would offer riding lessons to public. Several provisos to alleviate neighborhood concerns were proposed. Petitioner had objections to five provisos as indicated in vote. Recommend denial.

VOTED: In reference to Petition Z-5169, brought by John J. Bethoney, 100 (rear) Allandale Street, Jamaica Plain, for a forbidden use and variance to erect a one-story structure for equestrian stable and riding area in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends denial. Proposed facility would offer riding lessons to public. Several provisos to alleviate neighborhood concerns were proposed. Petitioner had objections to the following: that facility strictly comply with Health and Hospitals Department regulations regarding stabling of horses, their hygiene; that stable floors be cleaned and flushed per HHD regulations; that pumping effluence into City of Boston's sewer line on Allandale Street comply with HHD regulations; that no significant amount of effluence be allowed to seep into ground or run into brook at rear of property; that no more than eight horses be stabled on the premises.

2-5169

100(R) ALANDALE ST.

(J.R.)



Board of Appeal Referrals 4/30/81

Hearing: 5/5/81

Three story structure.

Z-5170
 E.J. Noel & Sons, Inc.
 10-14 Union Park Street
 Boston
 near Shawmut Avenue

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from three apartments and store
 to six apartments and commercial photography studios.

Violation(s):

SectionRequiredProposed

8-7. Dwelling converted for more families which does
 not meet the requirements of open space is forbidden
 in an H-3 District.

9-2 Change in a nonconforming use requires Board of Appeal
 hearing.

17-1. Open space is insufficient.

Six apartments have existed for many years. Two parks within
 walking distance of site would alleviate open space deficiency.
 Proposed photography studios are consistent with Local Business -
 Residential character of the neighborhood. Recommend approval.

VOTED: In reference to Petition Z-5170, brought by E.J.
 Noel & Sons Inc., 10-14 Union Park Street, Boston,
 for a forbidden use and two variances for change
 of occupancy from three apartments and store to
 six apartments and commercial photography studios
 in an Apartment (H-3) District, the Boston
 Redevelopment Authority recommends approval. Six
 apartments have existed for many years. Two parks
 within walking distance of site would alleviate
 open space deficiency. Proposed photography studios
 are consistent with local business-residential
 character of the neighborhood.



Z-5170
10-14 UNION PARK ST
(B.P.)

Board of Appeal Referrals

4/30/81

Hearing 5/12/81.

Four-story structure.

Z-5174

Norman Skaletski

Arthur Christo (Tenant)

222-226 Cambridge St., Boston
at Irving St.

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business <u>L-2-65</u>	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from six apartments, store and restaurant to six apartments and two restaurants.

Violation(s):

SectionRequiredProposed

8-7. Restaurant is conditional in an L-2-65 District.

Last November tenant was forced to relocate Sub Shop from #234 where he operated for over ten years. This proposal to legalize existing condition would not impact the institutional-residential-local business area. Recommend approval with provisos.

VOTED: In reference to Petition Z-5174, brought by Norman Skaletski, 222-226 Cambridge St., Boston, for a conditional use for change of occupancy from six apartments, store and restaurant to six apartments and two restaurants in a Local Business (L-2-65) District, the Boston Redevelopment Authority recommends approval with the following proviso: that facade and signage plans be submitted to the Authority for design review.

Z-5174

222-26 CAMBRIDGE ST.
(B.P.)



Board of Appeal Referrals 4/30/81

Z-5176

Michael Lescarbeau
742 Hyde Park Ave, Roslindale
near Ramsdell Ave

Hearing: 5/12

2½ story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-.5</u>		manufacturing _____

Purpose: change occupancy from two family to one family dwelling & florist shop

Violation(s):

Section

Required

Proposed

8-7 florist shop is forbidden in an S-.5 district

Proposed change of dwelling unit to florist shop will create an undesirable precedent and is contrary to city policy discouraging conversion of residential property to commercial use, Substantial community opposition. Recommend denial.

VOTED: In reference to petition Z-5176, brought by Michael Lescarbeau, 742 Hyde Park Ave, Roslindale, for a forbidden use for change of occupancy from two family dwelling to one family dwelling and florist shop in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed change will create an undesirable precedent and is contrary to city policy discouraging conversion of residential property to commercial use. Substantial community opposition primarily due to existing traffic and parking problems.



Z-5176
742 HYDE PARK AVE.
(H. P.)

Board of Appeal Referrals 4/30/81

Z-5177

Wing Koey Wong
215 Harrison Avenue, Boston
near Oak Street

Hearing: 5/12/81

3½ story structure

District(s):	apartment <u>B-4</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from one-family dwelling and lodging house to three-family dwelling.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

~~Proposal~~, which will provide much needed family size units, is compatible with mixed residential-commercial area.

Recommend approval with proviso.

VOTED: In reference to Petition Z-5177, brought by Wing Koey Wong, 215 Harrison Avenue, Boston, for a variance for change of occupancy from one-family dwelling and lodging house to three-family dwelling in a General Residence (B-4) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Board of Appeal Referrals

4/30/81

Z-5190

Morris Realty Trust

3446 Washington Street, Jamaica Plain
at Kenton Road

Hearing: 5/12

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Continue use

Violation(s):

SectionRequiredProposed

8-7 Gas service station is conditional in an L-.5 district

Proposed extension of conditional use would be detrimental to the surrounding neighborhood. Large volume of traffic generated by the facility creates a nuisance by producing noise and fumes, intensifies congestion on already crowded Washington Street and impairs access to many of the small streets in the immediate vicinity. Neighborhood is adamantly opposed. Nearby residents cite an increase in vehicular accidents, a number of robbery attempts at the station, need of police to control traffic and owners unwillingness to discuss problems as reasons for their opposition. Continued operation of the large facility near a residential community hinders any effort to revitalize both these residential and commercial sections of Jamaica Plain. Existing problems (crime, pollution, noise, traffic) discourage small neighborhood businesses from upgrading their premises and tend to prohibit new businesses from locating in the area. Recommend denial.

VOTED: In reference to petition Z-5190, brought by Morris Realty Trust, 3446 Washington St, Jamaica Plain, for conditional use to continue gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed extension of conditional use would be detrimental to the surrounding neighborhood. Large volume of traffic generated by the facility creates a nuisance by producing noise and fumes, intensifies congestion on already crowded Washington Street and impairs access to many of the small streets in the immediate vicinity. Neighborhood is adamantly opposed. Nearby residents cite an increase in vehicular accidents, a number of robbery attempts at the station, need of police to control traffic and owners unwillingness to discuss problems as reasons for their opposition. Continued operation of the large facility near a residential community hinders any effort to revitalize both these residential and commercial sections of Jamaica Plain. Existing problems (crime, pollution, noise and traffic) discourage small neighborhood businesses from upgrading their premises and tend to prohibit new businesses from locating in the area.

Z-5190

3446 WASHINGTON ST.

(J.R.)

